

Board of County Commissioners

Division of Planning & Development

Planning Department

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274
SunCom: 665-0270 • Website: <http://bocc.co.sumter.fl.us/plandevelop>



Development Review Committee Meeting September 22, 2003

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Keith Hunter-Environmental Health Director, Michael Springstead-County Engineer, and Barry Ginn-County Engineer.

The meeting convened at 2:05 P.M.

Mr. Helms moved to approve the minutes of the September 15, 2003 meeting. Mrs. Keenum seconded the motion and the motion carried.

Old Business:

Ike Rainey Industrial Development

Mr. Ed Abshier, Project Engineer, was present and requesting engineering approval on an industrial development. There was a brief discussion as to who was authorized to sign the easement agreement with Waste Management. Mr. Abshier stated Mr. Steve Roy, Attorney, completed the paperwork regarding this matter. Mrs. Neal may call Mr. Roy if she has any questions. The revised plans show the additional buffer. Mr. Helms moved for engineering plan approval subject to receipt of the Southwest Florida Water Management District Permit and subject to the easement with Waste Management being resolved. Mr. Ginn seconded the motion and the motion carried.

New Business:

Lynnhaven Postal Park and Neighborhood Recreation Center

Mr. Ron Grant, Grant & Dzuro, was present and requesting engineering approval on a major development to consist of a one-story wood frame postal building and a one-story concrete-block pool building. All comments from the county engineer have been

Roberta Rogers, Director
Planning and Development
(352) 793-0270

Richard Helms,
Development Coordinator
(352) 793-0270

Bernard Dew, County Administrator
(352) 793-0200
209 North Florida Street
Bushnell, FL 33513

Benny G. Strickland, Chairman
Dist 1, (352) 753-1592 or 793-0200
209 North Florida Street
Bushnell, FL 33513

Joey A. Chandler, Vice Chairman
Dist 2, (352) 748-5005
6255 CR 249
Lake Panasoffkee, FL 33538

Billy "Tiny" Rutter, Dist 3
(352) 748-4220
P.O. Box 37
Coleman, FL 33521-0037

James "Jim" Roberts, Dist 4
(352) 793-4776
209 North Florida Street
Bushnell, FL 33513

Robin Cox, Dist 5
(352) 793-6910
P.O. Box 1482
Webster, FL 33597

Development Review Committee Meeting Minutes
Page 2
September 22, 2003

addressed. Mr. Helms moved for engineering approval subject to receipt of the SWFWMD permit. Mr. Springstead seconded the motion and the motion carried.

Mr. Michael Tucker, Villages Fire Chief, entered the meeting after the above discussion.

Lynnhaven Village Recreation Center

Mr. Ron Grant, Grant & Dzuro, was present and requesting engineering approval on a major development that will consist of a recreation center, pool/deck area, and a court area. Mr. Springstead moved for engineering approval subject to revised plans showing the curb-cut grades and subject to receipt of the SWFWMD permit. Mrs. Keenum seconded the motion and the motion carried.

Mr. Bill Gulbrandsen, County Fire Chief, entered the meeting during the above discussion.

Villages of Sumter, Unit 89

Mrs. Lori Webb-Paris, Miller Sellen Conner and Walsh, was present. The request was for preliminary plan approval on a 128 unit subdivision. Mr. Helms requested several minor changes to the plans: correction of the pavement radius, section 21 being added to the cover sheet, and site notes. Mr. Springstead moved for preliminary approval subject to staff comments being addressed. Mr. Helms seconded the motion and the motion carried.

Villages of Sumter, Collington Villas

Mrs. Lori Webb-Paris, Miller, Sellen Conner and Walsh, was present and requesting preliminary approval on an 86 unit subdivision. Mr. Helms stated the double lot frontage set backs need to be removed from the plans as it does not apply to this development. Mr. Helms asked for clarification of the diagonal lines over the 6" water irrigation line and should a gate valve be placed in the irrigation water line before the fire hydrant on Craven Way. Mr. Springstead requested the plans show all utility continuation to positive outlet and label at boundaries. Mr. Helms moved for preliminary approval subject to the staff comments being addressed. Mr. Springstead seconded the motion and the motion carried.

Villages of Sumter, Swainwood Villas

The applicants requested this item be tabled. Mr. Helms moved to table this request. Mrs. Keenum seconded the motion and the motion carried. (The applicants will contact the Department when they wish to reschedule this item.)

Villages of Sumter, Sunset Pointe 18-Hole Executive Golf Course

Mr. David Tillman, Farnier, Barley and Associates, Inc., was present and requesting conceptual plan approval on a medium development. The Committee and Mr. Tillman

Development Review Committee Meeting Minutes

Page 3

September 22, 2003

discussed the proposed golf course and club house. Mr. Tillman stated the golf course would be constructed first. There would be no access to the golf course until the club house was completed. Mr. Springstead requested a location map of the club house be shown on the plans. Mr. Helms moved for conceptual approval subject to staff comments being addressed and receipt of the SWFWMD permit. Mrs. Keenum seconded the motion and the motion carried.

Villages of Sumter, Bono's Barbecue @ Southern Trace Plaza

Mr. Jeff Head, Farner, Barley and Associates, Inc., was present requesting preliminary plan approval and engineering approval on a major development to construct a 3703 square foot restaurant. The Committee and Mr. Head discussed the memorandum of agreement which addresses the 10' setback requirement, minor correction to the legal description, number of parking spaces, type of storm drainage piping and the grease trap. Mr. Helms moved for preliminary plan and engineering plan approval subject to revised plans being submitted addressing staff comments. Mr. Springstead seconded the motion and the motion carried.

Mrs. Keenum moved to adjourn. Mrs. Rogers adjourned the meeting at 2:42 P.M.